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DIVISION OF CITY PLANNING

FEB 17 2014

CITY OF BLOOMINGTON  
MINNESOTA

February 3, 2014

Hand Delivered

Mr. Glen Markegard  
Planning Manager  
City of Bloomington Planning and Economic Development Division  
1800 West Old Shakopee Road  
Bloomington, MN 55431-3071

RE: Park N Fly Application for Interim Use Permit

Dear Mr. Markegard:

This letter and the attachments to this letter listed below constitute Rosa's application for a five (5) year Interim Use Permit to allow for the continuation of the remote airport parking land use at 3700 and 3750 American Boulevard East in Bloomington, MN.

**Park N Fly Site Specifications:**

**Legal Descriptions:**

Parcel A - Lot 1 Block 1, International Airport Park 5<sup>th</sup> Addition  
Parcel B - Lot 2 Block 1 International Airport 4<sup>th</sup> Addition

**Site Areas:**

Parcel A - 10.34 Acres  
Parcel B - 2.96 Acres

**Current Land Improvements:**

Parcel A  
Asphalt surface parking lot, striped, fenced with curbs, lighting and striping  
Parcel B  
4 story concrete parking ramp containing +/- 1,000 parking spaces with lighting, striping, elevator and stairs. The ramp is a post tensioned concrete structure that was constructed in 1994 at a cost of \$4,000,000. The cost to replace the ramp today would be approximately \$10,300,000.

**Attachments:**

Completed Development Application with Owner's and Agents signatures  
Check made payable to the city of Bloomington in the amount of \$250  
Site Plan  
Aerial with Park N Fly identified as "SITE".

9250 A

14

**Additional Information:**

Please advise Agent if the city of Bloomington needs additional information to process this submittal for an Interim Use Permit allowing Park N Fly to operate as a remote airport parking facility commencing on July 1, 2014.

Sincerely,

ROBERT MUIR COMPANY - Agent for Rosa Development Company



Rick Schroeder – VP of Construction

Copy: Hans Rasmussen  
Kristin Muir

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DIVISION OF CITY PLANNING

JUL 3 5 17 2014

CITY OF BLOOMINGTON  
MINNESOTA

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February 11, 2014

Hand Delivered

Mr. Glen Markegard  
Planning Manager  
City of Bloomington Planning and Economic Development Division  
1800 West Old Shakopee Road  
Bloomington, MN 55431-3071

RE: **Revised** Park N Fly Application for Interim Use Permit

Dear Mr. Markegard:

This letter and the attachments to this letter listed below constitute Rosa's application for a five (5) year Interim Use Permit to allow for the continuation of the remote airport parking land use at 3700 and 3750 American Boulevard East in Bloomington, MN.

**Park N Fly**

Use:

Park N Fly consists of two land parcels. Both parcels are used for remote airport parking and provide a level of service not offered by any other off-site or on-site airport parking facility. Park N Fly provides secure storage of customer vehicles and shuttle service to and from both airports. The shuttle service picks up the customer at their car; the attendant loads their luggage on the shuttle bus, transports the customer to the airport and unloads the luggage at the front door of the airport. The same level of service is provided on the return trip. Other services include valet parking and several different levels of car washing and detailing. The service is provided 24 hours a day, 365 days a year. Park N Fly is staffed 24 hours a day, every day. At peak times there will be approximately 25 employees on staff. Over 50 employees are employed by Park N Fly. At this time we do not anticipate any physical changes to the development.

**Park N Fly Site Specifications:**

Legal Descriptions:

Parcel A - Lot 1 Block 1, International Airport Park 5<sup>th</sup> Addition  
Parcel B - Lot 2 Block 1 International Airport 4<sup>th</sup> Addition

Site Areas:

Parcel A - 10.34 Acres  
Parcel B - 2.96 Acres

9250 A

14



**Current Land Improvements:**

**Parcel A**

Asphalt surface parking lot containing 1092 parking spaces, striped, fenced with curbs, two small one story outbuildings used for cashiers/attendants, lighting and striping.

**Parcel B**

4 story concrete parking ramp containing +- 1,000 parking spaces with lighting, striping, elevator, stairs and office area with restrooms employee break room and cashier stations. The ramp is a post tensioned concrete structure that was constructed in 1994 at a cost of \$4,000,000. The cost to replace the ramp today would be approximately \$10,300,000.

**Attachments:**

Completed Development Application with Owner's and Agents signatures

Check made payable to the city of Bloomington in the amount of \$250

Site Plan

Aerial with Park N Fly identified as "SITE".

**Additional Information:**

Please advise Agent if the city of Bloomington needs additional information to process this submittal for an Interim Use Permit allowing Park N Fly to operate as a remote airport parking facility commencing on July 1, 2014.

Sincerely,

ROBERT MUIR COMPANY - Agent for Rosa Development Company



Rick Schroeder – VP of Construction

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